

HOUSING AUTHORITY OF THE COUNTY OF MORRIS
MINUTES OF THE REGULAR MEETING
January 12, 2023

TIME: 6:00 P.M.

PLACE: Zoom Meeting, Meeting ID: 830 0961 8340

CALL TO ORDER: Executive Director Kelly Stephens called the meeting to order at 6:09 P.M.

ROLL CALL: Executive Director Stephens called roll.

PRESENT

Commissioner Bevacqua (Arrived at 6:34pm)
Commissioner Hall
Commissioner Meringolo
Commissioner Poli
Commissioner Ullah
Commissioner Zaccone

ABSENT

Also attending meeting via conference call:

Kelly A. Stephens, Executive Director
Kate Coffey, Day Pitney LLP
Gina Bozzi, Finance Director
Barbara Anderson, IBV Tenant

Gina Bozzi read adequate notice to the public.

I hereby announce and state that adequate notice of this remote meeting being held on this the twelfth day of January 2023 provided by the Executive Director of the Housing Authority County of Morris by preparing a notice specifying the time, date, and place of this meeting. The electronic notice has been posted on the Authority's website and mailing the notice to the Daily Record for inclusion in the minutes of this meeting, all the above in accordance with N.J.S.A. 10:4-6 et.Seq. "Open Public Meetings Act."

Resolution 2023-1 –A motion was made by Commissioner Hall and seconded by Commissioner Zaccone Appointing the Officers for 2023. The following votes were cast:

AYES

Commissioner Hall
Commissioner Meringolo
Commissioner Poli
Commissioner Ullah
Commissioner Zaccone

ABSTAIN

NAYS

Kelly A. Stephens declared said motion carried and turned the meeting over to Chairman Poli.

Meeting open to public: Opened at 6:13PM. Barbara Anderson reported that she had a wonderful time at the Christmas party and wanted to thank the staff. Closed to the public at 6:14PM.

Correspondence: None.

Committee Report: No Committees met.

Chairman Report: Chairman Poli followed up regarding Executive Session last month. The issue is ongoing, and he will give a full report next month.

Executive Director Report: Executive Director Stephens reported the Housing Authority received approval for Project Based Vouchers. There is an allocation of 20% with an additional 10% for homeless individuals.

The Housing Authority serves as Property Manager for the Affordable Housing Corporation. A pipe burst and flooded three apartments displacing all four apartments. Housing Authority staff have been providing support to the project over there, meeting with contractors, etc.

Executive Director Stephens reported the Housing Authority has been attempting to work on repayment agreements with tenants who have outstanding balances. The Housing Authority is also sponsoring programs at the senior complexes such as chair exercise, Chinese New Year celebration, Adopting a Healthy Lifestyle, birthday celebration, bingo and food pantry.

The new County Commissioner liaison is Tayfun Selen.

Regular Minutes – A motion was made by Commissioner Hall and seconded by Commissioner Zaccone Approving the Regular Minutes for December 15, 2022. The following votes were cast:

AYES

Commissioner Hall
Commissioner Ullah
Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

ABSTAIN

NAYS

Chairman Poli declared said motion carried.

Executive Session Minutes – A motion was made by Commissioner Zaccone and seconded by Chairman Poli Approving the Executive Session Minutes for December 15, 2022. The following votes were cast:

AYES

Commissioner Hall
Commissioner Ullah

ABSTAIN

NAYS

Commissioner Zaccone
Vice Chairman Meringolo
Chairman Poli

Chairman Poli declared said motion carried.

Schedule of Payments – A motion was made by Commissioner Zaccone and seconded by Commissioner Hall Approving the Schedule of Payments for January 12, 2023. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Hall Commissioner Ullah Commissioner Zaccone Vice Chairman Meringolo Chairman Poli		

Chairman Poli declared said motion carried.

Legal Update – Attorney Kate Coffey reported Day Pitney provided assistance with the termination of an employee. They also assisted with the drafting of award letters for the pool of qualified architect and engineering firms. There are several matters in collection, three judgements, one settlement, one set for trial, one payment plan, nine other complaints filed and twelve in the process of being filed. A trial can take up to six months and we cannot ask someone to move out court order. Discussion ensued on the Tenant Accounts Receivables.

New Business – None

Old Business – The Engineer from HUD retired, therefore, the new one assigned will need to be oriented to the potential project. Vice Chairman Meringolo asked if the Housing Authority has applied for Community Development Block Grant (CDBG) monies. We have utilized the grants for items such as the playgrounds, and have two open grants for the security system at Morris Mews and the basketball court at Peer Place. It is difficult at times to administer the funds as it requires us to go out to bid for small items that can easily be replaced.

Adjournment:

Meeting adjourned at 6:43PM.

2/9/23
Date Adopted

Kelly A. Stephens, Board Secretary